THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 214 2ND AVENUE NORTH, SUITE 205 NASHVILLE, TENNESSEE 37201 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $240,000.00 Affiant Subscribed and sworn to before me, this the 12th day of June, 2026. Notary Public My Commission Expires:

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2029
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Samuel G. Brick 148 McMurray Circle Nashville, Tennessee 37211	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Davidson County Map/Parcel: 147-16-0A-048.00 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **JENNIFER KINZER**, a married woman, by these presents does hereby sell and convey unto **SAMUEL G. BRICK and ASHLY H. BRICK, HUSBAND AND WIFE**, their successors and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

SEE ATTACHED EXHIBIT B

Karen Johnson Davidson County
Batch# 1435224 DEEDWARR
06/17/2026 01:31:30 PM 5 pgs
Fees: $28.00 Taxes: $888.00
20260617-0055060

Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and/or assigns, against the lawful claims of all persons whosoever.

The property has not been the Residence of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 12 day of June, 2026.

SELLER:

JENNIFER KINZER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JENNIFER KINZER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2026.

NOTARY PUBLIC

My Commission Expires:

07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 48, on the plan of McMurray Court, a Planned Unit Development, of record in Book 6250, page 230, amended in Book 6606, page 144, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to SHARON W. CROWE, by deed from W.L. BAINBRIDGE, INC., of record in Book 6614, Page 351, dated July 19, 1985, said Register's Office. SHARON W. CROWE died intestate on or about April 23, 2025, leaving JENNIFER KINZER, a married woman, as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 202606170055059, said Register's Office.

This is property commonly known as 148 McMurray Ct, Nashville, TN

The property has not been the Residence of the Grantor.

EXHIBIT B

EXCEPTIONS

1. Matters shown on the Plan of record in Book 6250, page 230, amended in Book 6606, page 144, said Register's Office.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6446, page 539, Book 6481, page 849, amended in Book 7338, page 23, Book 8631, page 850 and as Instrument No. 20071001-0116683, said Register's Office.
3. By-Laws contained in instrument of record in Instrument Nos. 20071001-0116682, said Register's Office.
4. Storm Water Detention Agreement of record in Book 6450, page 955, said Register's Office.
5. Property taxes for year 2026, a Lien but not yet due or payable, and are prorated at closing.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on 06/12/2026.

John Cobb Rochford

Date: 06/12/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/12/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29